

\$675,000 - 145 Citadel Circle Nw, Calgary

MLS® #A2106645

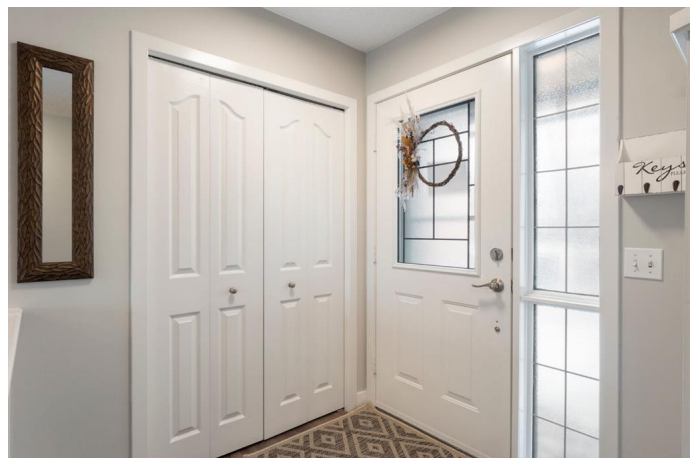
\$675,000

3 Bedroom, 3.00 Bathroom, 1,773 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to 145 Citadel Circle NW! This 3 bed, 2.5 bath home features nearly 2500 sq/ft of developed living space across all 3 levels. Driving up to the property you'll notice the quick access to Parks, Schools, Costco, and Stoney Trail. Situated on a quiet street, you'll love this SOUTH FACING PIE lot, attached two car garage and driveway parking. Stepping into the home you'll be welcomed with a defined entrance that's open to your living, dining and kitchen. The kitchen is equipped with a newer gas stove, all stainless steel appliances, beautiful quartz countertops and a pantry. Open to the dining and living room, this space is perfect for entertaining and spending time with friends and family. The main floor is complete with a half bath that's tucked away, main floor laundry and access to your attached two car garage. With direct access to your large deck, spacious, flat south facing pie lot backyard you'll be sure to soak in the sun all year round while staying cool with your air conditioner! Heading upstairs you'll be welcome with a LARGE bonus room with vaulted ceilings, gas fireplace and a generous window. Upstairs also features a primary bedroom with a walk-in closet, 4 piece en suite and room for a king bed. The other 2 bedrooms are perfect as secondary bedrooms or offices with a 4 piece bath steps away. The basement holds an additional rec space/tv room, a potential 4th bedroom (non egress window currently) and office. 6 minute drive to Costco, 1 minute drive to Citadel Park School



and community centre.

Built in 1996

Essential Information

MLS® #	A2106645
Price	\$675,000
Sold Price	\$692,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,773
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	145 Citadel Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4C2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 25th, 2024
Days on Market	10
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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